039.0	0007	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,900 /	773,900
					USE VALUE:	773,900 /	773,900
					ASSESSED:	773,900 /	773,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SONG KENING
Owner 2:	LI XIAO-YAN
Owner 3:	
Street 1:	112 WILLOW STREET
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1969, having primarily Clapboard Exterior and 2684 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6012.000	389,700		384,200	773,900
Total Card	0.138	389,700		384,200	773,900
Total Parcel	0.138	389,700		384,200	773,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.34 | /Parcel: 288.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26251
GIS Ref
GIS Ref
Insp Date 12/06/18

!3246!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	389,700	0	6,012.	384,200	773,900		Year end	12/23/2021
2021	104	FV	369,500	0	6,012.	384,200	753,700		Year End Roll	12/10/2020
2020	104	FV	369,500	0	6,012.	384,200	753,700	753,700	Year End Roll	12/18/2019
2019	104	FV	342,600	0	6,012.	348,200	690,800	690,800	Year End Roll	1/3/2019
2018	104	FV	342,600	0	6,012.	330,200	672,800	672,800	Year End Roll	12/20/2017
2017	104	FV	321,300	0	6,012.	288,200	609,500	609,500	Year End Roll	1/3/2017
2016	104	FV	321,300	0	6,012.	246,100	567,400	567,400	Year End	1/4/2016
2015	104	FV	275,200	0	6,012.	228,100	503,300	503,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:49:02

LAST REV

Date	Time
05/14/19	14:37:18
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3246

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEE FA CHOI - E	1190-89		7/8/1998		258,500	No	No		Y

USER DEFINED

Prior Id # 1:	26251
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/1999	228	Wood Dec	3,500					NEW 2 LEVEL WDK

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/27/2009	Measured	163	PATRIOT
10/24/2000	Hearing Chag	163	PATRIOT
4/15/2000	Inspected	264	PATRIOT
3/1/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6012		Sq. Ft.	Site		0	64.	1.00	3									384,229						384,200	

Total AC/HA:	0.13802	Total SF/SM:	6012	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	384,229	Spl Credit		Total:	384,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		30.5	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.13701296
Const Adj.:	0.99435562
Adj $ / SQ:	169.589
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560748
Depreciation:	171028
Depreciated Total:	389720

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

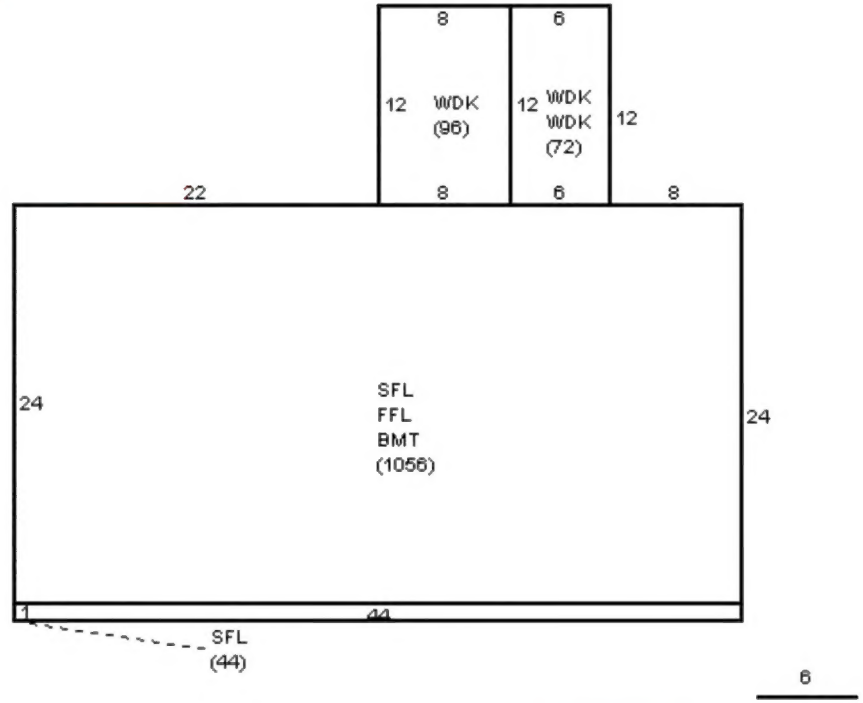
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.59
Special Features:	0	Val/Su Net:	112.89
Final Total:	389700	Val/Su SzAd	180.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,100	169.590	186,548
BMT	Basement	1,056	67.410	71,187
FFL	First Floor	1,056	169.590	179,086
WDK	Deck	240	10.110	2,426

Net Sketched Area:	3,452	Total:	439,247
Size Ad	2156	Gross Area	3452	FinArea	2684
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	